



Historic Preservation Commission Agenda

Wednesday, June 25, 2025, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on June 11, 2025, at 4:00 p.m.

2. **Roll Call**

PRESENT

HP Commission Chair Leo Diede

HP Commissioner 2nd Vice Chair Anita Knipper

HP Commissioner Trevor Santochi

HP Commissioner Jesse Allen

HP Commissioner Beverly Posey

HP Commissioner Diana Williams

ABSENT

Vice Chair Molly Brown

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Cammie Schmidt, Administrative Assistant

3. **Approval of Minutes**

- a. HP Meeting Minutes

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve minutes of June 11, 2025, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

4. **Voucher Approvals**

- a. HP Operating Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve the operating vouchers in the amount of \$53,118.51. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Grant Vouchers in the amount of

\$4,634.00. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Knipper and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$26,288.68. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Revolving Requests

Melody Lopez- 67 Stewart St, Deadwood

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to accept Melody Lopez, 67 Stewart into the Revolving Loan Program. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

Christine and James Mikla- 30 Adams St, Deadwood

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to accept Christine and James Mikla, 30 Adams into the Revolving Loan Program. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

- b. Historic Preservation Application Approval

Melody Lopez – 67 Stewart – Siding, Wood Windows and Doors Grants

It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve Melody Lopez, 67 Stewart into the Grant Program. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

Bob Bailey – 51 Highland – Siding, Wood Windows and Doors Grants

It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve Bob Bailey, 51 Highland into the Grant Program. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

6. Old or General Business

- a. Deadwood Chamber Report

Amanda Kille and Dory Hansen presented their yearly report of the Deadwood Chamber marketing and information centers.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250103 - 51 Highland Ave - Bob Bailey - remove/repair cedar siding, windows, roof

Mr. Kuchenbecker stated this building is a contributing resource in the Highland Park Planning unit circa 1895. The applicant, who is here, is requesting to remove the rotted and heavily damaged cedar siding and trim and make necessary wood

repairs to all existing windows and re-roof building with same materials. Once HP Committee approves exterior plans, replace porch, deck, existing structure (shed), and install one new north facing window. The applicant has also applied for the windows, doors, and siding grants. Staff have reviewed and the proposed work and changes do not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the building listed. Mr. Kuchenbecker commented this house has been vacant for a number of years and it's being rescued. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon damage, destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

- b. PA 250104 - 67 Stewart St - Melody Lopez - Replace Siding and Windows

Mr. Kuchenbecker stated this building is a contributing resource in the Cleveland Planning Unit circa 1896-1897. The applicant is requesting to replace the windows with new wood and replace the siding with smart siding. At the time of the packet, Staff was still reviewing the applications and specifications of the replacement windows to determine if proposed work and changes do not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the building listed as a contributing resource(s) in the State and National Register of Historic Places. Since that time we did get a revised quote. The original one was vinyl windows. The new one is for the Sierra Pacific wood double-hung pine windows. One of the things I found interesting in the second quote and we always hear the price difference and it's not that much different. And the applicant is here with the windows and the smooth smart siding. In doing the site visits there is a lot of damage to the siding that in my opinion is beyond repair. In this case, it is staff's opinion that the proposed work and changes do not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the building listed as a contributing resource(s) in the State and National Register of Historic Places. ***It was moved by Commissioner Santochi and seconded by Commissioner Allen based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage, or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

- c. PA 205105 - 47 Denver Ave - David Combe - New Fencing

Mr. Kuchenbecker stated this building is a contributing resource in the City Creek Planning Unit. Circa 1895. The applicant is requesting a new fence to go from the wooden fence all the way to just before the lookout deck on one side and from the back corner of the house to the edge on the other side. It would essentially be in the same place as the current fence, just a few feet closer to the edge to include more property within the confines of the fence. Also, install small gate as an alternate exit and access to the back edge. It is staff's opinion the proposed work

and changes DOES NOT encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Knipper and seconded by Commissioner Allen based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage, or destroy any historic property included in the National Register of Historic Places or the State National Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

- d. PA 250107 - 136 Charles St. - Roland Barkey - Replace siding, windows, stoop on front, replace rear deck

Mr. Kuchenbecker stated the applicants are here if you have any questions. This is a Noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood circa 1939. The house was re-sided with a variety of materials; it also has a majority of modern replacement windows and doors. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at the time of the survey. The applicant is requesting permission to replace the windows with performax white sliding with nail flange and grilles, replace front door with Mastercraft prime steel external grille, half moon light. Add a small stoop over front door. Replace back door with full light prime exterior door. Replace siding with pre-finished 6 inch LP Smartside siding. Replace old wood on the back deck with ultradeck low maintenance composite decking. This project was started without a building permit and project approval. The applicant stated he was told the structure was not in the historic district when he purchased the property. The proposed stoop is not original to the structure. Staff is recommending smooth LP Smart Siding with a 5 inch reveal. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register of Historic Districts or the Deadwood National Historic Landmark District and it's a step in the right direction to reverse some of the alterations. Chairman Diede stated is it owner occupied? The applicant stated no it is not. Mr. Kuchenbecker stated Roland and his wife are here and they've been very cooperative and learned a valuable lesson in Deadwood and we will lift the "stop work" order issued if this is approved. ***It was moved by Commissioner Knipper and seconded by Commissioner Santochi based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage, or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

9. **Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

10. **Staff Report**

(Items considered but no action will be taken at this time.)

Mr. Kuchenbecker stated we've had a number of meetings already regarding from a Planning and Zoning state, hopefully we will see some activity out at the Ridge

apartments and getting water and sewer to them. In the near future, more details yet to come on that, but we've had some meetings that way. This is a busy week with the Wong Fee Lee statue dedication. Met with the Wong family yesterday, Mike and I gave a presentation to the family reunion they're having. There were 68 here yesterday and they toured the basement. 3:00pm tomorrow, is the dedication ceremony. Bonny made copies of the Soap Suds Row that was in the Rapid City Paper. We do need to know who will be attending the Carbonate Camp Program on July 7th. We'll leave here at noon, programs at 1:00 and we'll be back fairly early on that because we have City Commission. Let Bonny know if you plan on going or not. With the Fourth of July, it is staff's plans to get the packet out on Monday, July 7th, rather than Wednesday or Thursday prior to the Fourth. still have it to you within 24-hour requirement under the South Dakota Codified Law, just lose a couple days on your review side. Welcome Charles as the new representative to the Historic Preservation Commission appointed by the Mayor. We continue to meet every two weeks for the assessments at Centennial.

11. **Committee Reports**

(Items considered but no action will be taken at this time.)

Commissioner Allen stated we had the Father's Day Trails hike for the Trails Committee group and we had about 35 people come to that. Some of the signage is starting to come in for some of the trails. Stagecoach has been out running. We've got a new location for our horses and for our riders.

Commissioner Santochi stated I was at the Farmers' Market on Friday and I just wanted to thank the Trails Committee and the Neighborhood Council helping people unload. And a thanks to Charles and his lovely wife, Vicki, for running the whole thing.

Commissioner Posey stated I've been to the Design Committee and to MSI and got the minutes out.

Chairman Diede stated we did the ice cream for the kids at the Farmers' Market and the kids were just fantastic and we sold over 100 ice cream cones believe it or not! And we have a card from Cruz Mollman thanking us for the \$500 Scholarship.

Commissioner Allen stated for the Trails Committee and everyone that volunteered for the creek clean-up.

12. **Adjournment**

The HP Commission meeting adjourned at 4:55 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

Note: All Applications ***MUST*** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.